



Property Particulars

MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

25 Ives Street
Knightsbridge
London SW3 2ND
Tel : +44 (0)20 7581 9722
Fax : +44 (0)20 7584 2858

+44 (020) 7581 9722

New instruction

**KNIGHTSBRIDGE – OFFICES TO LET
575-1,150 SQ.FT / 53.42- 106.84 SQ.MTS.**

39, CHEVAL PLACE, LONDON SW7



LOCATION

The offices are on the south side of Cheval Place in a quiet street of Brompton Road. The area is well served by shops and restaurants. Knightsbridge Underground station (Piccadilly line) is within a few minutes' walk.

Misrepresentation Act: Miles Commercial Limited for themselves and for the vendors or lessors of the property whose agents they are give notice that :i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an order or contract; ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Miles Commercial Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

ACCOMMODATION

The first and second floor offices are finished to a very high standard and are approached through a marble entrance hall with a automatic lift serving all floors. The offices are arranged a part open plan and individual offices which have been newly decorated and benefit from air-conditioning. In the basement there is a shared kitchen and large boardroom shared with other tenants in the building. The approximate floor areas are:

First floor 575 sq.ft. 53.42 sq.mts.
Second floor 575 sq.ft 53.42 sq.mts U/O
(second floor available June 2017)

AMENITIES

- * 24 hour access
- * New carpets
- * WC
- * Air-conditioned
- * Newly decorated
- * Boardroom
- * Kitchenette
- * Video entry

TERMS**LEASE****RENT****RATES****SERVICE CHARGE****POSSESSION****VIEWING**

A new lease by arrangement

£62.50 per sq.ft pax.

£26.77 per sq.ft (you are advised to make your own enquiries with the local authority)

£17.87 per sq.ft

Immediate, upon completion of legal formalities

Strictly by appointment through joint sole agents:

Peter Bromwich
Miles Commercial
Tel. 020 7581 9722